

IV. Community Development

A. Community Development Needs

1. Assessment of the Relationship of CDBG Funds to Goals and Objectives

a. Use of CDBG funds in relation priorities, needs, goals, and objectives

2005-2010 CONSOLIDATED PLAN PRIORITY NEEDS		
GOALS	PRIORITY	CDBG
AFFORDABLE HOUSING		
A. Homebuyers' Assistance	HIGH	
B. Housing Rehabilitation	HIGH	\$603,009.88
C. Tenant-Based Rental Assistance	HIGH	
TOTAL		\$603,009.88
CENTRAL ARLINGTON NRSA		
A. Mixed-Use Residential Facility	HIGH	
B. New Owner-Occupied Housing	HIGH	
C. Infrastructure Projects	HIGH	
D. Housing Rehabilitation	HIGH	\$23,858.46
E. Business Facade Improvements	HIGH	
TOTAL		\$23,858.46
HOMELESSNESS		
A. Homeless Shelter Care	MEDIUM	-
B. Case Management and Support Services	HIGH	\$53,643.50
C. Transitional and Permanent Housing	HIGH	
D. Outreach and Referral	HIGH	-
E. Homeless Prevention	MEDIUM	-
F. Support ESG and SHP Applications	MEDIUM	-
TOTAL		\$53,643.50
SPECIAL NEEDS		
A. Housing Rehab for Elderly and Disabled *	HIGH	\$40,358.14
B. Case Management for Elderly and Disabled	HIGH	\$56,694.00
C. Transportation	HIGH	-
D. Day Habilitation for Disabled	HIGH	\$47,381.00
E. Case Management for HIV/AIDS	HIGH	\$20,506.00
F. Substance Abuse Counseling	MEDIUM	\$27,297.00
TOTAL		\$192,236.14
NON-HOUSING COMMUNITY DEVELOPMENT		
A. Youth Services	HIGH	\$160,812.00
B. Transportation	HIGH	\$66,812.00
C. Crime Awareness	MEDIUM	\$8,776.00
D. Health Services	HIGH	\$43,719.50
E. Park Improvements	MEDIUM	\$657,689.12
F. Child Care	HIGH	\$58,413.00
TOTAL		\$996,221.62

* Included in total housing rehabilitation

b. Progress toward meeting goals for affordable housing

CDBG funds contributed to goals for affordable housing by supporting the rehabilitation of deteriorating housing for 66 households. Of the total households served with this activity, 74 were female head of households, 33 percent were extremely low income, 30 percent low income, and 36 percent below moderate income. Additional details on progress made in meeting affordable housing goals are provided in Section II on Housing.

c. CDBG funded activities and benefits

Over 87 percent of PY 2005 CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons in compliance with the national objective.

Information on the beneficiaries of CDBG-funded public services is provided in the following two tables. This data shows that a broad cross-section of Arlington residents was served in the Program Year.

Table 1.f. 31st Year CDBG Public Service Programs

Client Race	Number	Hispanic
White	7,748	4,115
Black/African American	3,665	23
Asian	497	0
American Indian/Alaskan Native	29	1
Native Hawaiian/Other Pacific Islander	5	0
American Indian/Alaskan Native & White	10	3
Asian & White	5	0
Black/African American & White	33	5
American Indian/Alaskan Native & Black	6	0
Asian/Pacific Islander	0	0
Other Multi-Racial	613	218
TOTAL	12,611	4,365

The following table provides income data for CDBG public service program beneficiaries, including the percent of low- and moderate-income individuals served. The table also provides information on the number of female headed households.

Table 1.g. 31st Year CDBG Public Service Programs by Income and Head of Household

Total Served	Very Low Income Served	Low Income Served	Moderate Income Served	Above Mod Served	Percent of Low/Mod Served	Female Headed Households
12,611	2,786	4,940	794	4,091	68%	1,878

2. Changes in Program Objectives – nature and reasons for any changes

As stated in Section I.B.2, objectives for the NRSA include large scale projects that cannot be accomplished in one year (e.g., mixed-use development). A change will be requested to modify these objectives to a five-year timeframe. As a result of the large number of deteriorating rental properties in the NRSA, the City amended its 2005 Action Plan to include the rehabilitation of single-family and duplex rental properties owned by non-profit organizations. The City also added a study of homelessness to the Consolidated Plan to provide information in preparation for Arlington's Ten Year Plan to End Chronic Homelessness.

3. Efforts in carrying out planned actions

a. How grantee pursued resources

Consolidated Plan goals are implemented with City of Arlington funds and leveraged resources. Section I.B.5. provides a description of efforts resulting in the leveraging of private and public resources. The City of Arlington actively pursued additional funds for community development needs through pro-active grant writing and participation in coalitions such as the Tarrant County Homeless Coalition, the Arlington Chamber of Commerce, and Arlington Human Service Planners.

b. How grantee provided certifications of consistency

The City of Arlington provides certifications of consistency with its 2005-2010 Consolidated Plan for all projects or activities which are identified as a local need or priority. Projects and activities are reviewed in a fair and impartial manner using a review form found in Attachment J of the 2005-2010 Consolidated Plan. During the reporting period, no certificates were issued for the development of affordable multi-family rental housing through the State of Texas Low Income Housing Tax Credit program.

Certifications of Consistency were issued during the program year in support of several applications for HUD Continuum of Care Homeless Assistance funds. The Arlington Life Shelter, Legal Aid of Northwest Texas, and SafeHaven of Tarrant County received 2005 ESG State Grants to provide housing and supportive housing programs and services for homeless persons.

c. How grantee did not hinder Consolidated Plan implementation

The City of Arlington certifies that implementation of its Consolidated Plan has not been hindered through any action or willful inaction on the part of City staff or officials.

4. Funds not used for National Objectives

a. How use of CDBG funds did not meet national objectives

Program Year 2005 CDBG funds were expended in compliance with one of the three national objectives.

b. How grantee did not comply with overall benefit certification

The City's overall benefit certification includes the following three year aggregated timeframe: PY2004, 2005, and 2006. At the end of PY 2005, low/mod benefit was 65 percent and will be greater than 70 percent at the end of the approved certification period.

5. Anti-displacement and relocation - for activities that involve acquisition, rehabilitation, or demolition of occupied real property

a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

The 2005-2010 Consolidated Plan has a policy statement regarding displacement in the Citizen Participation Plan. It is the policy of the City of Arlington to minimize the number of persons and families displaced. If anyone is displaced, provisions of the Uniform Relocation Act and Section 104(d) are followed. There were two projects during the program year, properties adjacent to the High Oak redevelopment and the Jordan Lane project, in which tenant households were relocated. The properties requiring relocation were acquired in 2004 and were reported in the Program Year 2004 CAPER. Due to the fact that the housing was to be demolished in both projects, there was no way to minimize the number of tenants to be relocated. All tenants were successfully relocated to housing units that passed HEQS inspection.

b. Steps taken to identify those subject to relocation legislation and compliance

Families who relocated were identified through the location of the property. These families received certified correspondence in regards to relocating. Preferences for these families consisted of purchasing homes similar to those in which they lived.

c. Steps taken to insure timely information

The City followed the correspondence steps required in HUD Handbook 1378. City staff met with the displaced family and developed a timeline for activities related to relocation. Staff also provided information to the families concerning the relocation. Formal written correspondence was conveyed to all households in a timely manner.

6. Low/Mod Job Activities

No economic development activities are currently receiving City of Arlington CDBG funds. However, there is a portfolio of 13 loans totaling \$401,868.50 which continues to provide benefits to low- and moderate-income persons. Program income generated from the remaining portfolio is reprogrammed into activities that benefit low- and moderate-income persons. See Section I, F.3.c. for additional information on expanded economic opportunities for low- and moderate-income persons.

a. Describe actions for preference

Not applicable

b. List by job title jobs created

Not applicable

c. Steps taken to train low/mod persons

The City of Arlington was instrumental in the establishment of the Workforce Development Center, a “one-stop” job training and education facility. Workforce Solutions for Tarrant County is the principal provider of services for the unemployed and underemployed in special needs populations.

7. Low/Mod Limited Clientele Activities - Describe how activities benefit a limited clientele

Job education, training, and job referral are the principal services provided by the Workforce Development Center. Individuals who benefit from these services are principally persons with low educational backgrounds or who are developing new skills due to a changing job market.

8. Program income received

See Financial Summary Information for the following.

- a. Program income returned to revolving loan funds
- b. Amount repaid on float funded activities
- c. Loan repayments by category
- d. Income received from sale of property

9. Prior period adjustments that have been disallowed

Not applicable.

10. Loans and other receivables

See Financial Summary Information for the following.

- a. Principal balance for outstanding float funded activity
- b. Number and balance of outstanding loans
- c. Number of outstanding loans that are deferred or forgivable
- d. Loans in default and forgiven or written off
- e. Property owned by the grantee available for sale

11. Lump sum agreements

Not applicable.

12. Housing Rehabilitation for projects/units completed
 - a. Program type and projects/units completed: During PY 2005, the CDBG program funded housing rehabilitation projects for 54 households and the HOME program funded housing rehabilitation for 12 households.
 - b. CDBG funds involved in the program: CDBG provided \$600,165 for the housing rehabilitation program.
 - c. Other public and private funds involved in the project: Not Applicable.
13. Neighborhood Revitalization Strategies which are HUD-approved

Progress made toward NRSA benchmarks include the following:

- The City received HUD approval of the Central Arlington Neighborhood Revitalization Strategy Area (NRSA) in November 2005.
- The City issued Notice of Funding Availability for Mixed-Use Developments, New Owner-Occupied Housing, and Business Façade Improvements in the NRSA.
- One eligible application was received for new owner-occupied housing and one received for business façade improvement. Both project contracts are in process.
- The Arlington City Council appointed a Steering Committee consisting of residents, businesses, and representatives of community groups in the NRSA. The Steering Committee has begun providing input on proposed projects and activities.
- Presentations about NRSA activities were provided to the Arlington Chamber of Commerce, Arlington Human Service Planners Report to the Community, Arlington Housing Finance Corporation, Developer Workshop for Housing Development Fund, and numerous meetings with interested individuals and community groups.
- The City provided housing rehabilitation to 3 of the 10 households planned to be served in the NRSA.
- New housing construction was completed for 8 new single family housing units in the NRSA.
- First time homebuyer assistance was provided to 9 households in the NRSA.
- Consulting firm was selected to begin design of Center Street Pedestrian streetscape.
- Consulting firm was selected to begin study of pedestrian needs.

The Overview of Progress in Meeting 2005-2010 Consolidated Plan Objectives found in Appendix G provides additional information on accomplishments in the Central Arlington NRSA.

B. Antipoverty Strategy

Actions taken to reduce the number of persons living below poverty

The anti-poverty strategy found in the 2005-2010 Consolidated Plan has two goals, each of which was attained.

- To provide homeless and other low-income families access to child care to enable them to apply for work, attend job training activities, and/or necessary medical appointments. The YWCA provided childcare services to 60 homeless and low-income children. The YWCA received \$58,413 to provide childcare for low-income parents seeking and maintaining employment opportunities.
- To provide a credit repair seminar to assist low-income persons with information and skills needed to repair bad credit and action steps needed to establish good credit. In April 2006, the City of Arlington participated in a Homeownership University with Legacy Financial Group in collaboration with the University of Texas at Arlington, Arlington's Center for Continuing Education, and the Workforce Development Center. The Homeownership University provides resources and credit counseling to potential new homeowners.

The City of Arlington initiated efforts during the program year to extend Community Tax Center services. The Center, sponsored by Foundation Communities, assists Arlington residents in submitting revised tax forms. Residents (571) received \$817,708 in total refunds and \$408,152 in Earned Income Tax Credits.